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Town of North Reading
Massachusetts

Community Planning

MINUTES

Tuesday, August 4, 2015

Mr. Cristopher B. Hayden, Chairperson called the Tuesday, August 4, 2015 meeting of the Community Planning Commission to order at 7:34p.m. in Room 14 of the North Reading Town Hall, 235 North Street, North Reading, MA.

MEMBERS

PRESENT:

Christopher B. Hayden, Chairperson
William Bellavance, Vice Chairperson
Patricia Romeo, Clerk
Joseph Veno

STAFF

PRESENT:

Danielle McKnight, Planning Administrator

Mr. Hayden informed all present that the meeting is being recorded.

Minutes

Mrs. Romeo moved, seconded by Mr. Veno and voted 4-0: (Mr. Pearce absent)

that the Community Planning Commission vote to accept the minutes of July 21, 2015 as amended.

46 & 52 Central Street - ANR

Mrs. Romeo moved, seconded by Mr. Bellavance and voted 4-0: (Mr. Pearce absent)

that the Community Planning Commission vote to endorse as "Approval-Not-Required", the plan entitled "Plan of Land in North Reading, Massachusetts, (Middlesex County)"; dated July 27, 2015; drawn by LJR Engineering, Inc.

Carpenter Drive – minor modification

Mr. Hayden stated that he did like the look of the turn-around.

Stephen O'Neill, Trustee of 69 Chestnut Street Rear Realty Trust stated that the Fire Department would like a few revisions, but would like it to be made bigger, onto the town land and more easement on his property.

Mrs. McKnight stated that they would prefer the length in width be 35'x20'.

Mrs. Romeo moved, seconded by Mr. Veno and voted 4-0: (Mr. Pearce absent)

that the Community Planning Commission vote to approve the following modifications to the plan entitled "Carpenter Drive, Definitive Subdivision Plan of Land located in North Reading, Massachusetts (Middlesex County)"; dated January 12, 2009 and last revised April 21, 2009, prepared by Sullivan Engineering Group, LLC.

1. In lieu of underground power, telephone and cable service, poles are proposed to be set by RMLD to allow the respective utility companies to install wiring for overhead service (subject to formal petition and approval by RMLD to the Town).
2. Hot mix asphalt Cape Cod berm is to be installed in lieu of vertical granite curbing. The only exception to this is at the roundings of Carpenter Drive with Chestnut Street, which are to be granite.
3. The limits of the retaining wall, adjacent to the Reddy property, have been reduced. The Reddy's have agreed to allow minor grading onto their property for consideration. The terms of this agreement between Reddy and the developer are on file with the CPC.

4. HDPE drainage has been approved in lieu of RCP at locations where adequate cover requirements can be met.
5. In lieu of the turnaround shown on the plans, a turnaround easement is approved in the driveway of the new home, as show on the amended Page 3 of the approved plans, to be further amended subject to the Fire Department's approval.
6. The finish course of the roadway is to be waived, and the developer will leave the roadway in binder course only. The binder, drainage and curbing, as modified, are subject to inspection and approval by the town engineer prior to lot release. The binder is to be level with drainage structures so that they function.
7. The wooden guard rail shown on the plans will be installed between the wall and road, with the face of the guard rail at least 1 foot offset from the back of the curb. The guard rail must be installed prior to issuance of a building permit, but may be installed after lot release and issuance of a foundation permit.

Rahnden Terrace – Tripartite Agreement

The commission signed the Tripartite Agreement for Rahnden Terrace.

17 Anthony Road – Definitive Subdivision – cont. P.H. 8:00PM

Mrs. Romeo moved, seconded by Mr. Bellavance and voted 4-0: (Mr. Pearce absent)

that the Community Planning Commission vote to grant the requested continuance of the public hearing for 17 Anthony Road until Tuesday, September 1, 2015 @ 8:00PM.

Zoning Board of Appeals

14 Ashwood Drive – On the petition of Julia Brachanow for a Home Occupation Special Permit for a land surveyor business.

1. The CPC supports the application if the requirements of §200-42 are adhered to.

48 Main Street – On the petition of Francine Coughlin for a Special Permit to have a dog business with training, daycare and boarding facility.

1. Given the close proximity of the condominiums and Knowledge Beginnings day care center, the CPC is concerned about interaction between the dogs and nearby residents and children.
2. The submitted application did not include any plans showing how much of the building would be occupied by the business, plans showing a dog walking area, or information about how waste would be disposed of or the number of dogs to be accommodated.

Mrs. Romeo stated that she has been approached by town residents in regard to businesses. One of the businesses (252 Haverhill St.) is for porta-potties, which is diagonally across from her home. The porta-potties are strapped to a flatbed that sits on the property, along with other equipment and business related trucks. She would like to know if he is allowed to have all of this in his driveway.

Mr. Veno asked if this would be a question for the building inspector.

Mr. Hayden stated that it would be, but he also knows that these types of businesses are only allowed 1 ton trucks.

Mrs. Romeo stated that the 7-Eleven is advertising items outside the store and this is not allowed.

Mrs. McKnight stated that the building inspector is issuing a violation letter.

Mrs. Romeo stated that there is also a residence on Haverhill Street with a sign "State Stone". They are building a massive wall and it looks like it could possibly be an office. There is also another house past Eisenhaure Drive and there is a "State Stone".

Mr. Hayden stated that he knows the residents at this property and work was recently completed at this address. He used his ipad and found that State Stone's office is located in Wakefield.

Mr. Bellavance stated that he found a State Stone located at 221 Haverhill Street on his ipad.

Mrs. McKnight stated that she would inform the building inspector and ask him to check it.

Planning Administrator's Update

October 2015 Town Meeting Warrant

Mrs. McKnight stated that the Town Clerk brought to her attention that the zoning map has been amended over the years, but is not referenced in the zoning bylaw. The last date listed is 2002. She will schedule the public hearing for this to go to Town Meeting.

Rahnden Terrace

Mrs. McKnight stated that Rahnden Terrace will be submitting an application to have the street accepted.

Clothing Donation Bins

Mrs. McKnight stated that there will probably not be enough time to have this on for Town Meeting, but there have been complaints in regard to all of the clothing bins that are be placed in

the town. There are no regulations at this time and she would like to know if the board would like to have this placed in the zoning bylaw, general bylaw or do nothing.

Mr. Hayden stated that they should speak to the Board of Selectmen and see what their preferences are.

Mrs. Romeo asked how the newspaper/magazine/book bins were handled.

Mrs. McKnight stated that she would research it and see how it is done in other towns.

Mr. Veno stated that he wants to make sure it's enough of a problem and does not want to over react.

Swan Pond Road

Mrs. McKnight stated that she was hoping that the legislation was completed so that they could put Swan Pond on Town Meeting, but so far it is not.

J.T. Berry Property

Mr. Hayden stated that he also has heard that the property located on Lowell Road is going to be owned by the Town. He would hope that when the survey is done, iron stakes/pipes should be driven into the corners to mark the property.

DLTA Grant - \$25,000.00

Mrs. McKnight stated that this would be starting in the early fall. A letter will be sent inviting the people that names were given to her for the Advisory Committee.

Mrs. Romeo asked if there were any great insights from the meeting this morning.

Mrs. McKnight stated that they have started to look at some preliminary ideas, which was more of an elimination of some things that were talked about that won't work. Such as, the consultant expressing concerns in regard to going down to one lane, in some areas, because we do more traffic volume. They also talked about things that were done in the 90s in the overlay district with the four districts on Main Street. They also talked about how they might possibly get funds when Rte. 28 is reconstructed and to use these funds to do better landscape work on the property frontages. They will be having one more meeting before having a public workshop.

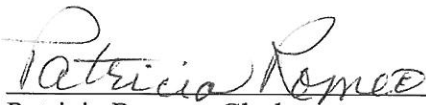
Mrs. Romeo stated that the board had talked about making more connections with businesses off street. But the owners of the properties are concerned with liability.

AT&T

Mrs. McKnight stated that a plan was submitted, but it does not trigger a site plan review. She wanted to know if the board had any suggestions in regard to the design or color she will pass it along.

Adjournment at 9:25PM

Respectfully submitted,



Patricia Romeo, Clerk